

Town of Leeds

Planning Commission Meeting for April 1, 2015

1. Call to order:

Chairman Peters called to order the regular meeting of the Planning Commission at 7:02pm on April 1, 2015, at Leeds Town Hall, 218 N Main.

2. Roll Call:

ROLL CALL:

| | <u>Present</u> | <u>Absent</u> |
|--------------------------------|-------------------|-------------------|
| CHAIRMAN: NORM PETERS | <u>x</u> | <u> </u> |
| COMMISSIONER: ELLIOTT SHELTMAN | <u>x</u> | <u> </u> |
| COMMISSIONER: DARRELL NELSON | <u>x</u> | <u> </u> |
| COMMISSIONER: REED BRAITHWAITE | <u> </u> | <u>x</u> |
| COMMISSIONER: STEVE LEWIS | <u> </u> | <u>x</u> |

3. Invocation by Commissioner Nelson.

4. Pledge of Allegiance by Commissioner Sheltnan.

5. Declaration of Abstentions or Conflicts: None.

6. Approval of Agenda:

Commissioner Nelson moved to approve tonight's agenda and meeting minutes of January 7, 2015. All voted "Aye". Motion Passed.

7. Announcements: None.

8. Public Hearings: None.

9. Action Items: None.

10. Discussion Items:

a. Open and Public Meetings Act training

Mayor Peterson thanked Planning Commission members for the work that they do. Once a year every public body in the State of Utah is supposed to go through training on the Open and Public Meetings Act to make sure everyone is aware of the requirements.

Mayor Peterson presented a power point presentation provided by OLRGC (Office of Legislative Research and General Counsel) on the Open and Public Meetings Act, Title 52, Chapter 4, of the Utah Code.

b. Leeds General Plan

Bob Nicholson the Town Planner indicated the purpose of a General Plan is to provide a policy document. It is the blue print on how the Town feels it should grow; it's the vision statement and the foundation document for doing Zoning Ordinances and Subdivision Ordinances.

The General Plan is required by State Law under the Municipal Land Use, Development, and Management Act, Title 10, Chapter 9a, Section 401 (10-9a-401).

Bob Nicholson read the Utah Code;

10-9a-401. General plan required -- Content.

- (1) In order to accomplish the purposes of this chapter, each municipality shall prepare and adopt a comprehensive, long-range general plan for:
 - (a) present and future needs of the municipality; and
 - (b) growth and development of all or any part of the land within the municipality.
- (2) The plan may provide for:
 - (a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;
 - (b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;
 - (c) the efficient and economical use, conservation, and production of the supply of:
 - (i) food and water; and
 - (ii) drainage, sanitary, and other facilities and resources;
 - (d) the use of energy conservation and solar and renewable energy resources;
 - (e) the protection of urban development;
 - (f) the protection or promotion of moderate income housing;
 - (g) the protection and promotion of air quality;
 - (h) historic preservation;
 - (i) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by each affected entity; and
 - (j) an official map.

There are a lot of things you can include within a General Plan if it relates somehow to land use and development; but, there are two required in a Town the size of Leeds. Those two mandatory elements are covered in Title 10, Chapter 9, Section 403 (10-9-403).

Bob Nicholson read the two requirements out of the Utah Code;

- (2) (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:
 - (i) a land use element that:
 - (A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and
 - (B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;
 - (ii) a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan;

Commissioners and Bob Nicholson reviewed and discussed the General Plan further.

Commissioners will each take home a copy of the General Plan and review it for next month's meeting.

11. Staff Reports: None


12. Adjournment:

Commissioner Nelson moved to adjourn the meeting. 2nd by Chair Peters. All voted "Aye".

Motion Passed.

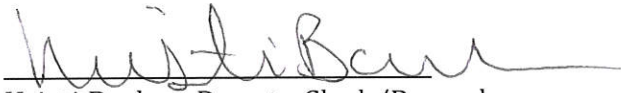
Time: 8:36pm.

APPROVED ON THIS 6 DAY OF May 2015

A handwritten signature in blue ink, appearing to read "Norm Peters", written over a horizontal line.

Norm Peters, Chair

ATTEST:

A handwritten signature in blue ink, appearing to read "Kristi Barker", written over a horizontal line.

Kristi Barker, Deputy Clerk/Recorder